



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details		
Owner Name(s):	SMITH, JANET M. & DAVID A.	Listed on Tax Record
Assessor's Parcel Number:	R394754	APN, Property ID, Map-Tax/Lot ID, Geo ID, Account #
Address:	Cardinal Dr. Bonanza, OR 97623	#, street name, city, state, zip
County:	Klamath County, Oregon	County property is located in
Subdivision:	KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4	Is the property in a subdivision?
Lot number:	30	What is the lot number (if applicable)
Legal Description:	KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4 Block - 97 Lot - 30	Listed on Tax Record
TRS:	T37s R11e S26	Township, Range & Section (if applicable)
Parcel size:	2.27 acres	What is the acre size
Terrain type:	Plain	What is the land like? (desert/forest/hill/mountain/plain)
Notes:	N/A	Anything you think is important to note?
*Property Location / Access		
Google map link:	https://goo.gl/maps/CPT9amc-WMD3Lqph8	Link to property from google maps
GPS Coordinates:	42.336593, -121.380890	Coordinates for this property
GPS Coordinates (4 corners):	42.337299, -121.381272 NW/ 42.337295, -121.380538 NE 42.335927, -121.380538 SE 42.335933, -121.381270 SW	Coordinates from all 4 corners of this property
Access to property:	Cardinal Drive	Is there direct access to property if so what roads/streets?
Road surface type:	Dirt	What are the roads like (dirt/paved,etc)?
Who maintains roads:	County	City or County or not maintained?
Closest highways:	OR-140	Use google map
Closest major city:	Klamath Falls, Oregon (31.4 miles; 47 minutes)	Use google map to get mileage/locations
Closest small town:	Bonanza, Oregon 97623 (12.7 miles; 20 minutes)	Use google map to get mileage/locations
Closest gas station:	Fuel Commander Cardlock - Ed Staub & Sons, 3419 Harpold Rd, Bonanza, OR 97623 (13.1 miles; 21 minutes)	Use google map to get mileage/locations
Nearby attractions:	Crater Lake Trolley, 445 S Spring St, Klamath Falls, OR 97603 (31.5 miles; 46 minutes)	Use google to get mileage/locations
Walk Score:	0/100 Car Dependent	Use walkscore.com to get walk score
Bike Score:	N/A	Use walkscore.com to get bike score
Notes:	N/A	Anything you think is important to note?
Property Tax Information		
Assessed property value:	\$4,400.00	Per Assessor's Website
Back taxes owed? If so amount owed:	Yes, \$55.97	Yes! No & Amount if applicable
Tax Liens? If so amount owed:	No	Yes! No & Amount if applicable
Annual property taxes:	\$55.48	Yearly amount found from county website
Notes:	N/A	Anything you think is important to note?
Zoning & Restriction Information		
Zoning / Property use code:	Rural Residential - R-2	What is the property zoned for?
What can be built on the property?	One Single Family or Manufactured home -- Please see the attachment for more details	Homes, buildings, barns, etc
Time limit to build?	No time limit - inspections need to be passed every 6 months.	Find out county time lines for building
Is camping allowed?	Yes	Is camping allowed? Yes/No
Camping restrictions if any:	21 days in a 6 month period - 42 days total in a year.	Details on camping if allowed
Are RV's allowed?	Yes	Are RV's allowed? Yes/No
RV restrictions if any:	21 days in a 6 month period - 42 days total in a year.	Details on RV's if allowed
Are mobile homes allowed?	Yes	Are mobile homes allowed? Yes/No
Mobile home restrictions if any:	Any home manufactured after 1976 is allowed .	Details on mobile homes if allowed
Is property part of an HOA or POA?	County does not have any information about this. Better to confirm with a title company or the owner.	Is the land part of an existing Home owners association?
HOA or POA dues if any:	Found this link online. https://kfeunit1hoa.com/ - But they can only provide information to the owner.	What are the dues?
Deed restrictions?	Deed is attached.	Are there deed restrictions? Yes/No (specify)
Notes:	N/A	Anything you think is important to note?
Utility Information		
Water?	Would have to drill a well or contact Bly Water & Sanitary District (541-353-2562).	What does the property call for - City or Well?
Sewer / Septic?	Would have to install a septic system.	What does the property call for - Sewer or Septic?
Electric?	Would have to contact Pacific power & Light (888-221-7070) or Klamath Falls Utilities (541-883-5366).	Is there service available in the area? List contact info.
Gas?	Would have to contact Fuel Commander Cardlock - Ed Staub & Sons (866-822-4655) or AmeriGas Propane (541-882-6804).	Is there service available in the area? List contact info.
Waste?	Would have to contact Klamath County Landfill (541-883-4697) or Klamath Regional Disposal (541-273-0802).	Is there service available in the area? List contact info.
Notes:	No visible power poles on property. There appear to be power poles nearby, northeast of the property.	Anything you think is important to note?
County Contact Information		
County Website:	https://www.klamathcounty.org/	Website Link
Assessor Website:	https://www.klamathcounty.org/353/Assessor	Website Link
Treasurer Website:	https://www.klamathcounty.org/247/Treasurers-Office	Website Link
Recorder Website:	https://www.klamathcounty.org/465/Clerk-Elections	Website Link
GIS Website:	https://ocgis.maps.arcgis.com/apps/MapTools/index.html?appid=8645366780d1482b0a680d67a6693c683	Website Link
Zoning Link:	https://www.klamathcounty.org/225/Planning-Division	From County Website
Phone number for Planning Dept:	(541) 883-5121 (option 4)	Phone number per website (zoning/building/planning)
Phone number for Recorder:	(541) 883-5134	Phone number per website
Phone number for Treasurer:	(541) 883-4297	Phone number per website
Phone number for Assessor:	(541) 883-5111	Phone number per website
Notes:	N/A	Anything you think is important to note?
Notes		